

September 13, 2004

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TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
SEPTEMBER 13, 2004

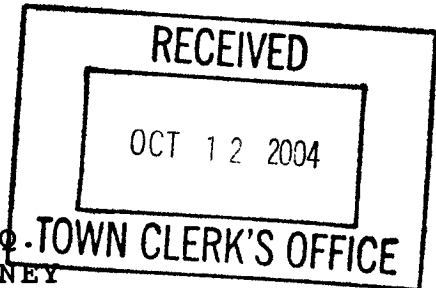
MEMBERS PRESENT: MICHAEL KANE, CHAIRMAN
MICHAEL REIS
JOSEPH MINUTA
KATHLEEN LOCEY

ALSO PRESENT: MICHAEL BABCOCK
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.
ZONING BOARD ATTORNEY

MYRA MASON
ZONING BOARD SECRETARY

ABSENT: LEN MCDONALD
STEPHEN RIVERA
KIMBERLY GANN



REGULAR MEETING

MR. KANE: I'd like to call to order the September 13, 2004 meeting of the New Windsor Zoning Board.

Before we start tonight's meeting, if there's anybody here for Nick Taldone preliminary hearing, that has been canceled, so there's no reason to stay.

PRELIMINARY MEETINGS:

RICHARD SCHULTZE (04-65)

MR. KANE: Request for 10 ft. side yard setback for proposed pool deck at 13 Cimorelli Drive in an R-4 zone.

Mr. and Mrs. Richard Schultze appeared before the board for this proposal.

MR. KANE: Starting off on our first and only preliminary meeting tonight is Richard Schultze request for a ten foot side yard setback for proposed pool deck at 13 Cimorelli Drive in an R-4 zone. Just ask you to speak loud enough so this young lady can hear you, okay, and just give us your name and tell us what you want to do.

MR. SCHULTZE: Just replace the existing deck and expanding just a slight little bit.

MR. KANE: The deck was existing?

MR. SCHULTZE: Yes.

MR. KANE: How long approximately?

MR. SCHULTZE: We've lived at the residence for three years, 3 1/2 years and it was there prior to us buying it.

MR. KANE: Anything in the records, Mike?

MR. BABCOCK: All I have is existing, I assume the existing survey.

MR. KANE: Let me ask you a question, this is an inground pool?

MR. SCHULTZE: Yes.

MR. KANE: It's a wooden deck on the ground around it?

MR. SCHULTZE: Yes.

MR. KANE: Why are they here? Do you have a permit for the pool?

MR. SCHULTZE: When we moved in everything is fine, the pool was in, the deck was in.

MR. KANE: Wouldn't the deck be part of the inground pool as an existing when that permit was done since they didn't do a cement pad?

MR. BABCOCK: You're replacing this deck?

MR. SCHULTZE: Yes, there's a few spots we're going to expand it but for the most part, it's going to be replaced.

MR. KANE: The deck itself, how far off from the property line is the edge of the deck?

MRS. SCHULTZE: One side it's nowhere near the property line and the other side--

MR. SCHULTZE: The other side it's the middle of the yard.

MR. MINUTA: And on the maps looks like five feet from one side yard.

MR. SCHULTZE: That's the proposed, yeah, that's the original proposed, it's probably 15 to 20 feet away right now.

MR. KANE: Okay, all right.

MR. BABCOCK: I don't have the property cards here but apparently, the pool is ten foot from the property line, they do have a permit or a C.O. for the inground pool and a five foot chain link fence. I don't see anything for an existing deck although they're saying--

MR. KANE: This isn't a deck, per se, when they pour cement around the pool, they call this a deck and instead of cement around the pool, they have a wooden platform that's basically right on the ground. Would that be considered the same thing?

MR. BABCOCK: Well--

MR. KANE: We can clean it up and give them the side yard variance which I think is fine as long as they're here, that way, there's no questions in the future. So better in case somebody interprets it differently that you still are, you're not a, you've got a variance for the--

MR. BABCOCK: Well, Mr. Chairman, apparently that's why they're here, I'm not sure when they say, yeah, I have a survey that doesn't show it, the deck around the pool you may have bought it that way, when the people put it in I'm not sure when.

MR. KANE: Usually with an inground that's part of the whole--

MR. BABCOCK: Well, no, Mr. Chairman, in 1988, there was a pool with a fence around it, no deck, just grass, there was a wood deck on the back of the jog of the house and then apparently, somebody built this deck that they want to replace without the benefit of a building permit. How high off the ground is it?

MR. KANE: It's not, Mike, do you see the pictures?

MR. BABCOCK: No, I don't have the pictures.

MR. KANE: Show him this. See what's bewildering me, I haven't seen this in ten years, this is not a deck per se.

MR. BABCOCK: It's, you know, there's no, yeah, there's no real answer for that.

MR. KANE: I haven't seen it in ten plus years.

MR. BABCOCK: Whether the deck is 18 inches off the ground or six inches off the ground, the law requires that it has to be ten foot from the property line.

MR. KANE: So we're still going to clear up the--

MR. BABCOCK: Right.

MR. REIS: Mr. Schultze, it appears from the pictures that we're looking at is that the deck's fairly level with the ground, is there anyplace--

MR. SCHULTZE: It's grade level, the only place that it is right now that it is kind of raised is right here, it's a small--

MR. REIS: Just one step.

MR. SCHULTZE: That's going to be replaced, all going to be one level.

MR. KANE: Okay, since the deck was pre-existing, per se, any complaints formally or informally on that deck by any neighbors?

MR. SCHULTZE: No.

MR. KANE: I know you didn't build it but I have to ask the questions anyway, create any water hazards or runoffs with the building of the deck?

MR. SCHULTZE: No.

MR. KANE: Cut down any trees or substantial vegetation?

MR. SCHULTZE: No.

MR. KANE: Any of the deck cover any type of easement through your back yard?

MR. SCHULTZE: No.

MR. KANE: Two other things since this from what I see on the deck is a direct run to the pool, even if we, the board finds it to approve your request, do you realize you still have to meet all the building department's standards which means that is that gate self-closing and self-latching?

MR. SCHULTZE: Yes.

MR. KANE: What about the slider from your back door?

MR. SCHULTZE: Yes.

MR. KANE: Those are the two most important things.

MR. BABCOCK: Apparently for them to get a C.O. on the pool it has a five foot chain link fence which met the code so apparently at the time of the inspection the gates all worked and everything worked.

MR. KANE: They'll be rechecking all of that so this, just because you get approval here doesn't give you an automatic guarantee.

MR. SCHULTZE: No, if I do a future, probably right after this is done replace the fence, can I just get a fence a permit or new permit altogether for the whole

back yard I'm going to do?

MR. KANE: Technically, the fence that's around the pool has absolutely nothing to do with your yard being fenced in, you know, so if you wanted to do your yard, you still need some kind of a barrier going around that pool, correct?

MR. BABCOCK: Well, if they make the fence actually they got the majority of their back yard fenced in right now, well, that's the way it was prior to your approval, this is what was approved.

MR. SCHULTZE: That's existing fence.

MR. BABCOCK: If you want to extend this fence around this way, you can do that, you need a permit.

MR. SCHULTZE: Can I just, is that a separate permit?

MR. BABCOCK: Yes, separate permit, it's free, just apply for it. We want to look at the fence again cause we want to verify that all the gates are self-latching, self-closing.

MR. SCHULTZE: Yes, that's all I was asking.

MR. MINUTA: Just one further question. The screen door, sliding door in the back and the windows are alarmed?

MR. SCHULTZE: Yes.

MR. MINUTA: Okay.

MR. REIS: Accept a motion?

MR. KANE: Yes, I will.

MR. REIS: I'll make a motion we set up Richard

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Schultze for his necessary variance for 13 Cimorelli Drive for a ten foot side yard setback.

MR. MINUTA: Second it.

ROLL CALL

MR. MINUTA	AYE
MR. REIS	AYE
MS. LOCEY	AYE
MR. KANE	AYE

PUBLIC HEARINGS:

JEAN GUILLOTIN (04-60)

MR. KANE: Request for 7 ft. side yard setback for existing detached screened building at 30 Continental Drive in an R-4 zone.

Mrs. Jean Guillotin appeared before the board for this proposal.

MR. KANE: Is there anybody here for this particular hearing that would wish to speak? No one is here for this hearing so come up and tell us what you want to do.

MS. GUILLOTIN: We'd like to obtain a variance so that we can sell the home.

MR. KANE: How long has that screened-in building been there approximately?

MS. GUILLOTIN: About 24 years ago it was there.

MR. KANE: It was there when you purchased it?

MS. GUILLOTIN: Yes.

MR. KANE: As far as you know, 24 plus?

MS. GUILLOTIN: Yes.

MR. KANE: Any complaints formally or informally about it?

MS. GUILLOTIN: No.

MR. KANE: Do any easements run through the building whatsoever?

MS. GUILLOTIN: No.

MR. KANE: To your knowledge, creation of any water hazards or runoffs with it?

MS. GUILLOTIN: No.

MR. KANE: And again, I have to ask, do you know if there's any cutting down of trees or substantial vegetation with the building of it?

MS. GUILLOTIN: No.

MR. KRIEGER: You're on Town water and sewer, correct?

MS. GUILLOTIN: Yes.

MR. MINUTA: Does this screened porch have a Certificate of Occupancy?

MR. BABCOCK: They've got an engineer's report on it so if they're successful in getting the variance, we'll issue that.

MR. KANE: Do you have any information yourself, Mike, about how long it was in existence?

MR. BABCOCK: No, we, what we said is that it never had the proper building permit, that's why she's here tonight.

MR. KANE: And clean it up, okay, and obviously taking down the building and moving it would be a financial hardship?

MS. GUILLOTIN: It's impossible, it's in cement and blocks.

MR. KANE: Have to ask the questions. Okay, at this point, I will open the public portion of the meeting

and ask once again if there's anybody here for this particular hearing? Seeing as there's not, we'll close the public portion.

MS. MASON: On the 24th of August, I mailed out 48 addressed envelopes containing the notice of public hearing and I had no responses.

MR. KANE: Any further questions?

MR. MINUTA: Accept a motion?

MR. KANE: Yes, I will.

MR. MINUTA: Make a motion that we grant Jean Guillotin her request for 7 foot side yard setback for the existing detached screened building at 30 Continental Drive in an R-4 zone.

MS. LOCEY: Second it.

ROLL CALL

MR. MINUTA	AYE
MR. REIS	AYE
MS. LOCEY	AYE
MR. KANE	AYE

CHARLES VALOIS (04-61)

MR. KANE: Request for 99.45 ft. lot width and 58 ft. frontage for proposed single family dwelling at 63 Silver Springs Road in an R-4 zone.

Mr. Charles Brown and Mr. Charles Valois appeared before the board for this proposal.

MR. KANE: Anybody here for this particular hearing? Okay, we're going to bring a form out, just put your name and address on it for the stenographer so we have it. When the time comes, I will open it up the public portion for you, you'll get to ask you questions and make comments and we'll take it from there. Okay, tell us what you want to do, guys.

MR. BROWN: I'm Charles Brown, I'm the engineer for Mr. Valois. It's an existing lot right now, it's vacant. Proposal is to put a residence on it but due to the geometry of the lot, it doesn't meet the Town regulations for frontage and lot width. So we're requesting those variances so that we can proceed with building the single family residence.

MR. KANE: Town water?

MR. BROWN: Correct, yes.

MR. KANE: Septic?

MR. BROWN: Sewer.

MR. MINUTA: I'm sorry, would you repeat that? This has Town sewer?

MR. BROWN: Yes.

MR. MINUTA: Septic for what reason?

MR. BROWN: No, it's got Town sewer, the sewer main is up in Silver Springs Road, because of the grade of the house we'd have to do a pump station so, you know, we have decided to put in a septic tank so that it's an easier pump.

MR. MINUTA: Thank you.

MR. KANE: In the building of the home, creating any water hazards or substantial runoff?

MR. BROWN: No.

MR. KANE: Will you be cutting down any trees, substantial vegetation?

MR. VALOIS: We have already, we're going to try to leave as many trees up as we can. In the area of the building all the trees have, actually there's a hole and--

MR. KANE: Where the actually home is going to go?

MR. BROWN: Yes.

MR. KANE: Any easements through the property at all?

MR. BROWN: There's none existing right now. Because the lot is so narrow at this point right here, he also owns this, he will be granting an easement to this property through here.

MR. KANE: Understood. This shed over here?

MR. KRIEGER: Is it owned by the neighbor and encroaches on your property or owned by you and encroaches on the neighbor's property?

MR. BROWN: It's owned by the neighbors.

MR. VALOIS: Neighbor's encroaching on mine.

MR. KANE: At this point you don't have a problem with it? Nothing that we should be concerned with?

MR. VALOIS: No.

MR. KANE: Guys have any questions at the moment? Joe, you want to hear from the public?

MR. MINUTA: Let's hear from the public.

MR. KANE: At this point, I will open it up to the public and any questions you have this is a time to ask them or any issues you might have, something you might want to see, just stand up.

MS. HOWARD: My name is Maureen Howard, I live at 53 Silver Springs Road. And I have a question on title to the property.

MR. VALOIS: Question to the title? It's owned by me. As far as title, please clarify?

MS. HOWARD: Do you have clear title to the property?

MR. VALOIS: Yes, I do.

MS. HOWARD: Because I'm claiming that I own a share of it and I have cousins who own a share of it.

MR. VALOIS: I had a title search, that's news to me so I don't know how, that's a curve ball, don't understand, I don't know how to go about this.

MR. MINUTA: Do you have any supporting documentation that you brought with you?

MS. HOWARD: At the present time, I'm having a search done for other property in the same section and I have

had to show my heir shares affidavit and I do have something that says my uncle owned a half of the share and we're the heirs to my uncle.

MR. KANE: Is this, you're currently in the courts, ma'am?

MS. HOWARD: I'm having the title search but--

MR. KANE: But it's not in the courts?

MS. HOWARD: No.

MR. REIS: Michael, which part of this property are you claiming to have a part ownership in?

MR. KRIEGER: That's not the way it works. The question was asked to me by the chairman since the variance runs with the land then this applicant has standing so far as this board is concerned to bring the application. As far as you'll ultimately determining title, that's not the business of this board.

MR. KANE: That's something that we don't decide, ma'am, that's something that you have to pursue in the courts or outside. This gentleman is presenting a clear title to us and that's what we'll go by. You need to, you know, pursue whatever your claims are in another fashion.

MS. HOWARD: In the meantime, can we hold up on him doing anything with that property?

MR. KANE: Yeah, right now, it's not, there's no hold from a judge in a legal court. He has clear title so it seems at this point you have no evidence pointing otherwise at this point and it's not our job to really look at that, that's something that the courts are going to have to decide as far as the title.

MR. KRIEGER: I think the applicant should understand also that the sole application from this board is to grant a variance which would permit them to do it, this is not a building permit, it isn't the business of this board to issue or not issue building permits, it's Certificate of Occupancy, even if the board should grant the application in front of it, that only gets him to square one which absent the variance he would be at anyway. It doesn't give the owner permission to build it on it. So this board has a limited purpose and a limited scope of inquiry. It also I might point out since the variance if it's granted runs with the land, it's immaterial who owns the land, it runs with the land and it makes arguably it would make the land more valuable to whoever owns it, so this board proceeding is not going to in any way prejudice this woman's rights. As a matter of fact, if anything, if the application is granted, it would make them more valuable.

MS. HOWARD: Okay, thank you.

MR. KANE: Anybody else?

MR. PONZO: Dominick Ponzo, 69 Silver Springs Road. Charlie, just wanted to ask you about this hole cause I've seen it already.

MR. VALOIS: Existing hole.

MR. PONZO: What's going on with that cause what I understood water runs down from other streets into that and goes out to a drain into the Hudson.

MR. VALOIS: Well, maybe you can field this cause you--

MR. PONZO: Cause a lot of people have a question. I don't care about the building, per se.

MR. REIS: Can you kind of tilt this this way so we can

see what's going on here?

MR. KANE: We can bring that back after the public takes a look at it.

MR. VALOIS: Do you want a smaller version?

MR. REIS: We've got that.

MR. PONZO: Cause that's a lot of water. I don't care about the building, that's nothing, not a concern, just that water is, you know, it gets very marshy, it gets very, the water table comes up pretty good in there when it rains, it's always been that way.

MR. BROWN: The building is set up so the garage is at the higher elevation and then the residence it's not all the way down in the hole, in other words, the hole's down here, these are the contours, we do the topo in here so the basement would actually take up the hole and we're going to grade up the front yard so the water would be graded around and from there it would go the way it's going already.

MR. PONZO: Right into the drain?

MR. BROWN: Yes.

MR. PONZO: This is a lot of fill you have to put in there, it's a deep hole.

MR. BROWN: It's really not too bad because of again, you know, the way we stepped the building, the garage is on the high part then the house is a little bit lower then it has a basement so then it would be a walkout.

MR. PONZO: Basement won't go near the water table so to speak?

MR. BROWN: No.

MR. VALOIS: This is where the drainage is.

MR. PONZO: Going towards 9W?

MR. VALOIS: It's pretty far away from the actual--

MR. PONZO: More on the top ground part?

MR. BROWN: Right, the outside should come into the sloped part so very little, actually the lower part is flat.

MR. PONZO: So it won't affect the basement?

MR. BROWN: Yes.

MR. KANE: Any other questions?

MS. HOWARD: Where is the 58 foot frontage?

MR. VALOIS: Should I show her this?

MR. KANE: Sure.

MR. PONZO: Is there, like is there going to be anything looking at this about the water before they build?

MR. KANE: No.

MR. PONZO: Nothing to do with it?

MR. KANE: No.

MR. BROWN: The way the 58 foot is the requested variance, in other words, the requirement is 70 and he has 12, so the variance requested is the 58 feet that's what the notice is, same thing with the width, in other

words, the width requirement is 125 and so the way it's defined in the codes that would be the front yard setback which is still in the narrow part there and there he only has 22 1/2.

MR. BABCOCK: 25.55.

MR. BROWN: So again the numbers on here, that's the variance, the requested variances.

MR. KANE: Any other questions?

MS. HEIN: Dale Hein, I live at 59 Silver Springs Road. I don't understand the business about all the water that was the new thing before we came here but I just want clarified in my mind where what Dominick is concerned about with the water if his concerns were valid that would only affect the house that Charles is going to build? Right, or no? I didn't understand all that, I mean, I just want to be sure that if this water business is a problem and it's only gonna affect Charles' house and he knows it and he doesn't care and it's not going to affect us, that's fine. But I don't understand what water runoff and I don't understand all that and I was afraid somebody else wasn't going to ask this question.

MR. VALOIS: Well, it's a natural downslope so any like rain water it works its way to the creek down there so that's where it's going to go and basically once we put the house obviously we're going to have it graded so it works its way around the house, any surface water, any water underneath that travels underneath would be channeled through conventional footing drains.

MS. HEIN: But the water where the water runs off now that would be, that would be on the other side of your house, not on our side?

MR. VALOIS: No, it would never even be diverted, no,

it would follow the same path, basically, it's not gonna come up towards your house, there's no way it can go uphill, actually a berm there too that we're going to leave with the trees so that's actually going to protect any water coming down from the hill. So there's no way you would be affected.

MS. HEIN: And the other thing again because just listening to what you're talking about the other gentleman said what, the 58 feet is the variance, actually there's 12 feet there now and you need 70 whatever and so the 58 is the variance, is that right?

MR. KANE: That's correct.

MS. HEIN: You're not talking about the 12 feet that's right on Silver Springs Road, are you?

MR. BABCOCK: Yes.

MR. KANE: That's the entrance to the property, it's the only entrance to the property.

MS. HEIN: So when you say you're looking for a variance of 58 feet, where does that 58 feet come from?

MR. KANE: It doesn't come from anywhere, it means that he doesn't need that, we're giving him.

MR. KRIEGER: He's 58 feet short.

MR. KANE: He's short and he can't make it up.

MS. HEIN: Okay.

MR. KRIEGER: Mike, what's the frontage requirement in that zone?

MR. BABCOCK: Seventy feet.

MR. KRIEGER: So he has 12?

MR. BABCOCK: Right.

MR. KRIEGER: And he needs 58.

MR. HEIN: I live on 59 Silver Springs Road, Bill Hein. The other issue Charles is right now when we get rid of our snow, it's going on where you're putting the driveway so I'm curious where I'm going to be able to put that snow when we get a heavy snow.

MR. VALOIS: Well, I would think that's, we're going to probably eliminate any, we were thinking about butting up the driveways together, then it would be logical that the berm to the right of it that property if I owned the property, I can't speak for the new owners, it would be no problem to push the snow to the right of the berm, it shouldn't hurt anything, just two trees.

MS. HEIN: Not that much space between the driveway beside mine and the guy next door.

MR. VALOIS: I'm offering you some more property in the back so you can push it back, that's something that I can't do but if we butt them up, it's either going to have to push it back into your back lawn or take it out the other way.

MR. HEIN: I can't put it in the street.

MR. VALOIS: If I own the property, it would be no big deal so but that might be an inconvenience if you have a neighbor that doesn't just agree with that.

MS. HEIN: That could be a problem because some neighbors aren't very nice.

MR. VALOIS: Write something into the deed because you would have the permission to put the snow, push it to

that bermed area, if that answers your question, I don't see any problem, it's just logical.

MR. HEIN: Something to do there cause I don't want to, I want to get--

MR. KANE: But technically are you taking that snow from your driveway and pushing it on somebody else's property?

MR. BABCOCK: Yes.

MR. HEIN: I've been taking care of that strip of property for 24 years.

MR. KANE: Doesn't matter. Legally, it matters not. I'm just saying that technically people can stop you from doing that so it sounds like there might be something that you can work out as far as with the neighbor.

MR. VALOIS: So you would have it legally where you could push the snow continually push it to the right.

MR. HEIN: Right.

MR. KANE: Work that out.

MR. VALOIS: Yeah, I don't see it as valid because he doesn't have any room.

MR. KANE: Doesn't seem to be a lot of room for anything on the street, you know, and I'd still like to find the guys who drew out all these properties, I mean, this property if you haven't seen it is very thin right here, there's 12 feet width and it goes up and opens up a ton in the back. So if it wasn't for the road frontage, he wouldn't be here at all.

MR. PONZO: Can I request a copy of the plans or no?

MR. BABCOCK: To take home or look at right now?

MR. PONZO: To take home.

MR. VALOIS: I can make a copy for you, a plan of the actual house.

MR. PONZO: What you have in your hand.

MR. VALOIS: Yeah, we'll get it for you.

MS. HOWARD: Is there a recent tax map that shows that 12 feet?

MR. KANE: Yes.

MS. HEIN: I have a copy of it home.

MR. BROWN: Tax map shows 18. We had this property surveyed and at the right-of-way for the street it's 12.

MR. BABCOCK: Mr. Chairman, if you look at the tax map where it says 18, it's got an S next to it, that means it was scaled so they didn't know exactly what the measurement was and what Mr. Brown is saying is that the survey was done by a licensed surveyor, Howard Weeden, and he's saying that he's not scaling it and it's 12 feet.

MR. KANE: But on the tax map that's the opening right there.

MS. HOWARD: Okay, thank you.

MR. KANE: Any other questions? At this point, we'll close the meeting to the public, bring it back to the board.

MR. MINUTA: Just a question with the drainage, you're not causing any extra drainage onto another property?

MR. BROWN: No.

MR. MINUTA: By the modifications to the topo?

MR. VALOIS: Really can't, it's going all downhill.

MR. BROWN: It goes downhill to a creek.

MR. MINUTA: Thank you.

MR. KANE: Nothing that we have to write in Charlie but you'll take care of that snow situation?

MR. VALOIS: Yeah, I'll work that out.

MR. REIS: The contiguous property 33.2, is there a dwelling on this property?

MR. VALOIS: No, that's neighborhood commercial, that's a vacant lot.

MR. REIS: So when your water drains, natural progress of the water going down hill?

MR. VALOIS: It hits a creek, there's a creek in between those two lots and it takes it right there.

MR. REIS: Thank you.

MR. KANE: Any other questions?

MR. MINUTA: No.

MR. REIS: No.

MR. MINUTA: Accept a motion?

MR. KANE: Yes, I will.

MR. MINUTA: I make a motion that we grant Charles Valois his requested 99.45 foot lot width and a 58 foot frontage for the proposed single family dwelling at 63 Silver Springs Road in an R-4 zone.

MR. REIS: Second it.

ROLL CALL

MR. MINUTA	AYE
MR. REIS	AYE
MS. LOCEY	AYE
MR. KANE	AYE

FORMAL DECISIONS:

1. RUSSELL KOGGE
2. ANDREW FARAONE
3. DARRELL SORACE
4. GEORGE KAISER
5. THOMAS LARKE
6. VICTOR REICH
7. WILLIAM BYWATER
8. DONALD DEMATTEO
9. MICHAEL CASSIS
10. JOSEPH ANTONACCI
11. STRATEGIC HOMES
12. STEVEN SEGRETTI
13. ROBERT COMPASSO, JR.
14. DELTA GAMMA
15. HUDSON VALLEY IMAGING
16. FIRST COLUMBIA
17. WILLIAM SHERMAN
18. HOWARD BROWN
19. ROBERT VASTA
20. WOODLAND MONTESSORI

MR. KANE: Formal decisions, so, Mike, you want to vote on them one at time?

MR. REIS: I would recommend that we take it in bulk, please.

MR. MINUTA: Second that motion.

ROLL CALL

MR. MINUTA	AYE
MR. REIS	AYE
MS. LOCEY	AYE
MR. KANE	AYE

MR. KANE: Motion to adjourn.

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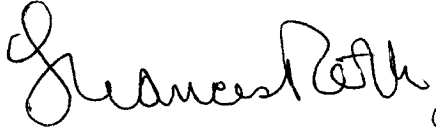
MR. REIS: So moved.

MS. LOCEY: Second it.

ROLL CALL

MR. MINUTA	AYE
MR. REIS	AYE
MS. LOCEY	AYE
MR. KANE	AYE

Respectfully Submitted By:


Frances Roth
Stenographer

9/24/04

TOWN OF NEW WINDSOR ZONING BOARD
PUBLIC HEARING FOR:

Charles Valois

DATE: 9-13-04

SIGN-IN SHEET

	NAME	ADDRESS
1.	MAUREEN HOWARD	53 SILVER SPRING RD
2.	Bill Hein	59 Silver Spring Rd.
3.	Dominick Pontzo	69 Silver SPRING RD
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